

Joint Town/Village of Lima Planning Board Meeting

October 7th, 2015

MEMBERS PRESENT:

George Gotcsik; Chairman, George Harvey; Vice Chairman, Doug Best, Rose Reynolds, Brandon Armes, Amy Klausner; alternate.

MEMBERS EXCUSED:

Colleen Allen

MEMBERS ABSENT:

Paul Osborne

ATTENDEES:

Steve Kruk; Attorney, Charlie Johnson; Code Enforcement Officer.

GUESTS

Dave Rowley, John Shields.

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, October 7th 2015 and opened with the pledge of allegiance.

OLD BUSINESS:

1. Minutes

A motion was made by Doug Best to approve the minutes of the September 2nd meeting with the addition of the words "the main" added to "the entrance" in section #2. George Harvey seconded the motion and all were in favor.

NEW BUSINESS:

1. Bristol ID

John Shields; the engineer representing Bristol and Dave Rowley presented a site plan proposal for a 6000 SF building addition to include a new subdivision adding about .3 acres of land to the tax parcel currently under use by Bristol. Most of the issues raised in the pre-submission conference have been addressed and appear on the submission. John noted that the Fire Chief has required a separate fire access lane that is in the process of approval from the DOT. George will receive a letter confirming DOT approval as available.

Dave Rowley noted that the timeline for building is tight with winter coming soon. Also AT&T recommended moving the easement as the property line moves and Bristol is working on the paperwork. The map is not available tonight but George Gotcsik agreed that that could be handled administratively by George Gotcsik, Steve Kruk, and Charlie Johnson (Executive Board) if the Board agrees.

Doug Best made a motion to refer the subdivision approval to the Executive Board for final approval to include the following contingencies:

1. New map to be received showing location of additional land and location of AT&T easement and new fire access lane with DOT approval.
2. Submission must be approved before any construction can start.
3. Wording to be shown on drawing stating that the crusher run constructed fire access road will NEVER become used commercially.
4. Future additions would require additional fire access.

Brandon Armes seconded the motion and all were in favor. The subdivision is to be approved by the Executive Board.

The Site Plan was then reviewed. An issue of concern was the inability of plants to establish at this time of year. Cocoa fiber matting was agreed to be acceptable as a lining for the drainage channel to prevent erosion until grass seed and natural growth plantings can establish in the spring. It was noted that a culvert pipe and fill would be provided to allow walking access of firemen to the building across the drainage channel. Also that the existing hedgerow would remain forward of the front of the building where the drainage channel is not being relocated. The windows in the addition were discussed and it was agreed that the casement windows on the side facing the street would include a horizontal muntin bar. It was noted that the final location of topsoil and subsoil removed from the new drainage channel need to be defined on the drawings. The planting in the bio-swale were discussed at length and George noted that he will follow up on this matter in the future.

The SEQR was determined to be type II and the form was reviewed. All items were determined to be no impact or minimal impact and the project was determined to be "not significant impact" by board consensus.

Brandon Armes made a motion to approve the site plan with the following conditions:

1. Erosion control is added to the new drainage swale.
2. Permanent location of excavated soil is to be designated on the drawings.
3. Horizontal muntin bars will be specified on the street facing windows in the new addition.
4. A minimum of six trees are to be added to mitigate the view from the loading dock to the national register listed property at 1325 Rochester Rd.

Doug Best seconded the motion and all were in favor. The site plan was conditionally approved.

It was noted that the subdivision has to be formally filed and the easement needs to be finalized before construction begins.

2. CEO Report

The Board accepted the CEO report for September.

3. Meeting date change

Due to the new requirement for the prior review by the County Planning Board of most applications, a date change for the meeting was considered. George Harvey made a motion to move the date of all future meetings to the third Wednesday of the month. Doug seconded the motion and all were in favor.

A Motion was made to adjourn the meeting by Amy and seconded by Doug. All were in favor and the meeting closed at 8:35.

Cindy DePuy; Secretary.

